



DEPARTMENT OF THE ARMY
SAVANNAH DISTRICT, CORPS OF ENGINEERS
1590 ADAMSON PARKWAY, SUITE 200
MORROW, GEORGIA 30260-1777

May 25, 2018

Regulatory Branch
SAS-2006-002238

JOINT PUBLIC NOTICE
Savannah District/State of Georgia

The Savannah District has received an application for a Department of the Army Permit, pursuant to Section 404 of the Clean Water Act (33 U.S.C. § 1344), as follows:

Application Number: SAS-2006-002238

Applicant: Ms. David Sprinkle
Duke Realty Limited Partnership
3715 Davinci Court, Suite 300
Peachtree Corners, Georgia 30092

Agent: Mr. Mark S. Nelson
Nelson Environmental, Inc.
7380 Spout Springs Road, Suite 210-215
Flowery Branch, Georgia 30542

Location of Proposed Work: The project site is located at the intersection of Jesse Cronic Road and Interstate 85, City of Braselton, Jackson County, Georgia (Latitude 34.109030, Longitude -83.785814).

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers:
The applicant is proposing to construct and expand upon the existing Park 85 industrial park complex, with the proposed construction of a 948,480 square foot warehouse/distribution center and associated infrastructure, known as the Henderson 82 site. The proposed building would be 1,664 linear feet long and 570 linear feet wide. A 130-foot truck court is proposed along the north and south sides of the building as well as 211 trailer parking spaces. An additional 56 trailer parking spaces is proposed at the far northeast side of the facility along with 331 spaces for employee parking. Access to the Henderson 82 site would be from two ingress/egress points along Jesse Cronic Road. Tractor trailer traffic to and from these sites would generally be directed to the Highway 53/Interstate 85 interchange.

The applicant's stated purpose is "to expand the Park 85 business center to provide needed warehouse/distribution and office space in this optimally located business center."

Existing aquatic resources within the project area include 3 perennial streams and 1 intermittent streams which total approximately 6,302 lf of stream and three wetlands totaling approximately 1.5 acres.

Direct impacts to aquatic resources would include approximately 3,515 lf of stream (170 lf of intermittent stream and 3,345 lf of perennial stream) and 1.5 acres of wetlands.

Compensatory mitigation is proposed through the purchase of 19,677 stream mitigation credits and 11.1 wetland mitigation credits from an approved mitigation bank within the primary service area.

BACKGROUND

This Joint Public Notice announces a request for authorizations from both the U.S. Army Corps of Engineers and the State of Georgia. The applicant's proposed work may also require local governmental approval.

STATE OF GEORGIA

Water Quality Certification: The Georgia Department of Natural Resources, Environmental Protection Division, intends to certify this project at the end of 30 days in accordance with the provisions of Section 401 of the Clean Water Act, which is required for a Federal Permit to conduct activity in, on, or adjacent to the waters of the State of Georgia. Copies of the application and supporting documents relative to a specific application will be available for review and copying at the office of the Georgia Department of Natural Resources, Environmental Protection Division, Watershed Protection Branch, 2 MLK Jr. Drive, Suite 418, Atlanta, Georgia 30334, during regular office hours. A copier machine is available for public use at a charge of 10 cents per page. Any person who desires to comment, object, or request a public hearing relative to State Water Quality Certification must do so within 30 days of the State's receipt of application in writing and state the reasons or basis of objections or request for a hearing. The application can also be reviewed in the Savannah District, U.S. Army Corps of Engineers, Regulatory Division, 1590 Adamson Parkway, Suite 200, Morrow, Georgia 30260-1777.

State-owned Property and Resources: The applicant may also require assent from the State of Georgia, which may be in the form of a license, easement, lease, permit or other appropriate instrument.

U.S. ARMY CORPS OF ENGINEERS

The Savannah District must consider the purpose and the impacts of the applicant's proposed work, prior to a decision on issuance of a Department of the Army Permit.

Cultural Resources Assessment: The applicant has stated that there are no resources eligible for listing for within the project area, based on a cultural resources reconnaissance survey. Additional coordination with the State Historic Preservation Office may be required.

Endangered Species. A query of the IPAC data resulted in the endangered Black Spored Quillwort (*Isoetes melanospora*), as having a historic/potential range in Jackson County (<https://ecos.fws.gov/ipac/gettingStarted/map>). Two State of Georgia protected species, Star-nosed Mole (*Condylura cristata*) and Barn Owl (*Tyto alba*) were listed as having potential occurrence within the project area (<http://www.georgiawildlife.com/node/2717>).

Pursuant to Section 7(c) of the Endangered Species Act of 1973, as amended (16 U.S.C. § 1531 et seq.), we request information from the U.S. Department of the Interior, Fish and Wildlife Service, the U.S. Department of Commerce, National Oceanic and Atmospheric Administration, National Marine Fisheries Service; or, any other interested party, on whether any species listed or proposed for listing may be present in the area.

Public Interest Review: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors, which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership and in general, the needs and welfare of the people.

Consideration of Public Comments: The U.S. Army Corps of Engineers is soliciting comments from the public; federal, state, and local agencies and officials; Native American Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the U.S. Army Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental

Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

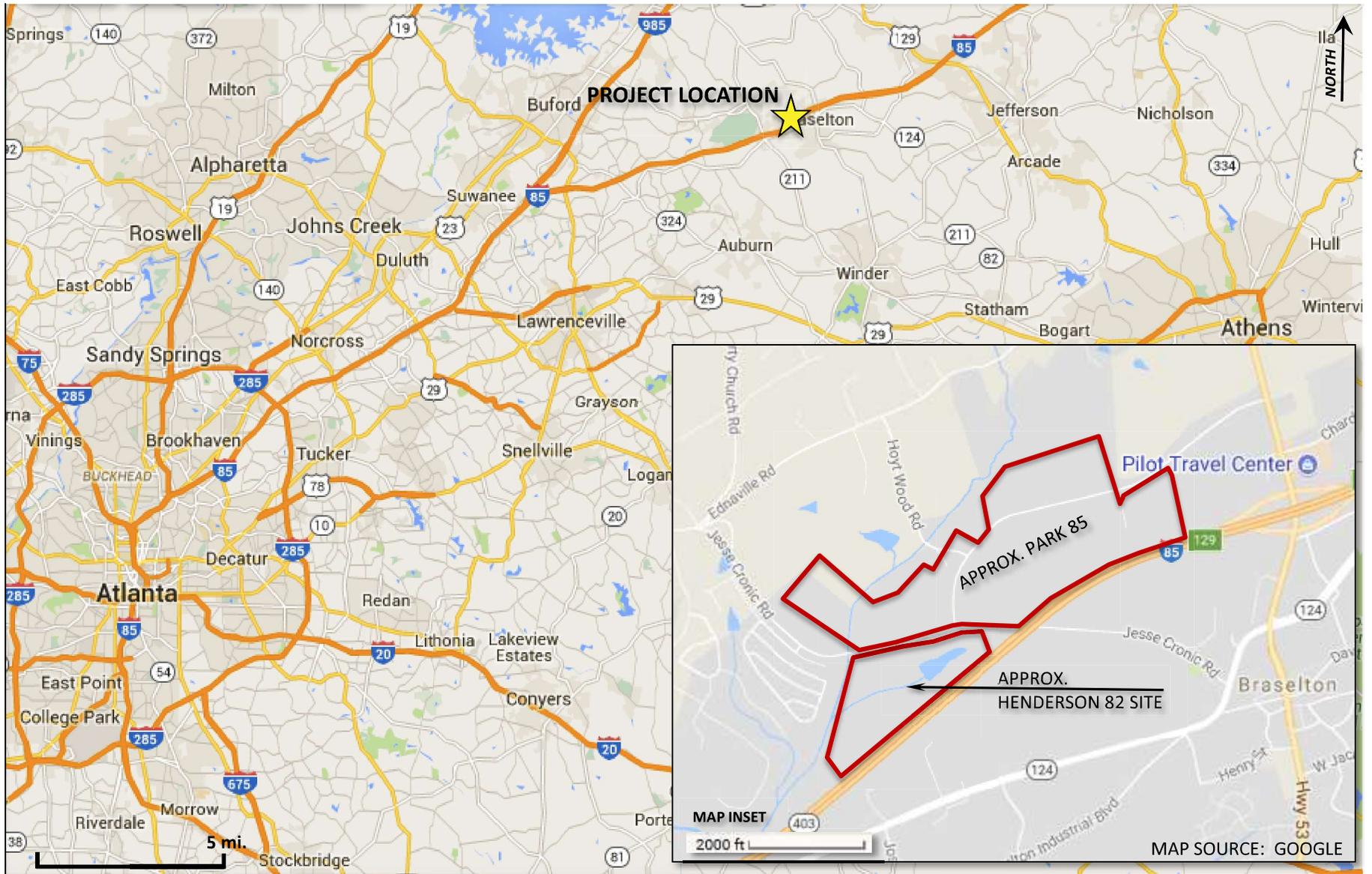
Application of Section 404(b)(1) Guidelines: The proposed activity involves the discharge of dredged or fill material into the waters of the United States. The Savannah District's evaluation of the impact of the activity on the public interest will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency, under the authority of Section 404(b) of the Clean Water Act.

Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. The decision whether to hold a public hearing is at the discretion of the District Engineer, or his designated appointee, based on the need for additional substantial information necessary in evaluating the proposed project.

Comment Period: Anyone wishing to comment on this application for a Department of the Army Permit should submit comments in writing to the Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Elisha A. Brannon, 1590 Adamson Parkway, Suite 200, Morrow, Georgia 30260-1777, no later than 30 days from the date of this notice. Please refer to the applicant's name and the application number in your comments. If you have any further questions concerning this matter, please contact Elisha A. Brannon, Project Manager, Piedmont Section at (678) 804-5226.

List of Figures

1. Project Location Map
2. Topographic Map
3. Aerial Map with entire Park 85 Complex
4. Aerial View of Development over time of Park 85 Complex (Figures 4-5)
5. Existing Conditions
6. Proposed Impacts
7. Proposed Grading Plans



PROJECT VICINITY MAP

APPLICANT:



PEACHTREE CORNERS, GEORGIA

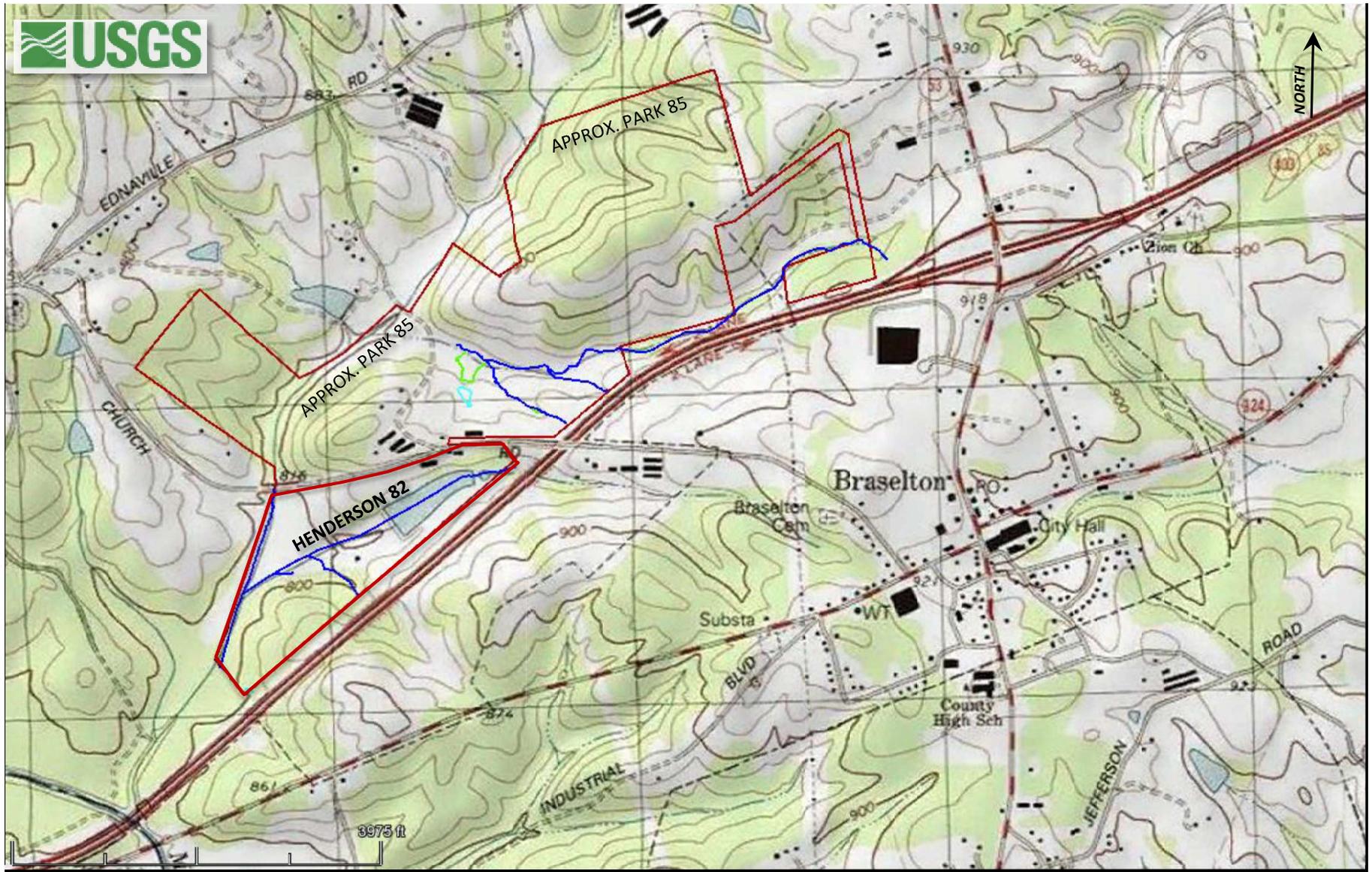
**INDIVIDUAL PERMIT APPLICATION
 PARK 85 EXPANSION
 HENDERSON 82
 JACKSON COUNTY, GEORGIA**

EXHIBIT 1

PREPARED 05/08/2018 BY:

NELSON ENVIRONMENTAL, INC.

NelsonEnvironmental.US PH:404/862-1665



USGS QUAD MAP

APPLICANT:



PEACHTREE CORNERS, GEORGIA

INDIVIDUAL PERMIT APPLICATION

PARK 85 EXPANSION

HENDERSON 82

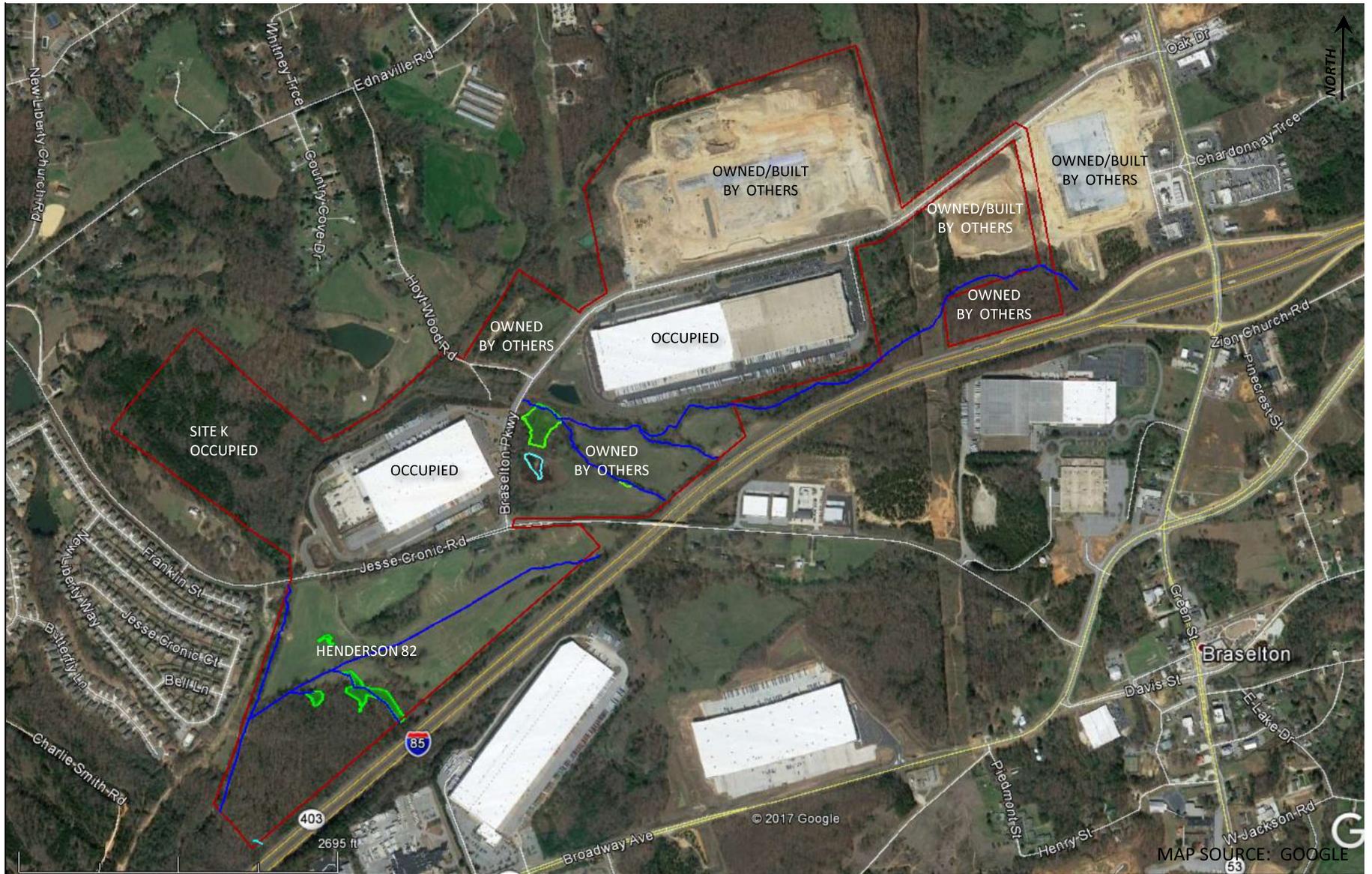
JACKSON COUNTY, GEORGIA

EXHIBIT 2

PREPARED 05/08/2018 BY:

NELSON ENVIRONMENTAL, INC.

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PARK 85 MAP

APPLICANT:



**INDIVIDUAL PERMIT APPLICATION
 PARK 85 EXPANSION
 HENDERSON 82
 JACKSON COUNTY, GEORGIA**

EXHIBIT 3

PREPARED 05/08/2018 BY:

NELSON ENVIRONMENTAL, INC.

NelsonEnvironmental.US PH:404/862-1665



FEBRUARY 1993
SEPTEMBER 2006



NOVEMBER 2005
JUNE 2007



APPLICANT:
DukeREALTY
PEACHTREE CORNERS, GEORGIA

PROJECT HISTORY/DEVELOPMENT PROGRESSION
PARK 85 AT BRASELTON
JACKSON COUNTY, GEORGIA

EXHIBIT 4
SOURCE: GOOGLE EARTH IMAGERY PG 1 OF 2

PREPARED 9/29/16 BY:
NELSON ENVIRONMENTAL, INC.



MARCH 2008
OCTOBER 2015



OCTOBER 2015



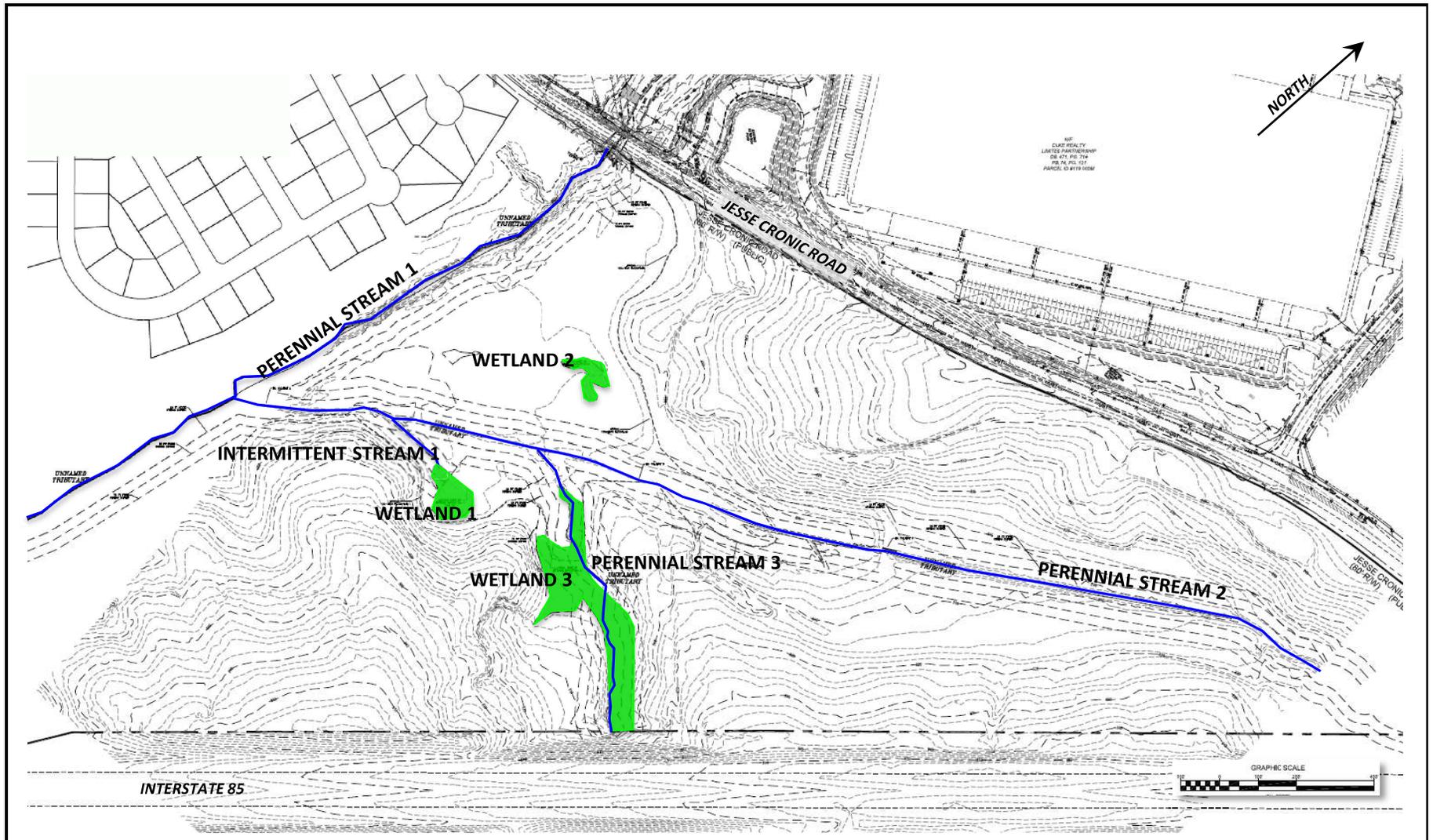
APPLICANT:

 PEACHTREE CORNERS, GEORGIA

PROJECT HISTORY/DEVELOPMENT PROGRESSION
 PARK 85 AT BRASELTON
 JACKSON COUNTY, GEORGIA

EXHIBIT 5
 SOURCE: GOOGLE EARTH IMAGERY PG 2 OF 2

PREPARED 9/29/16 BY:

ENGINEER: HAINES GIPSON AND ASSOCIATES, INC.

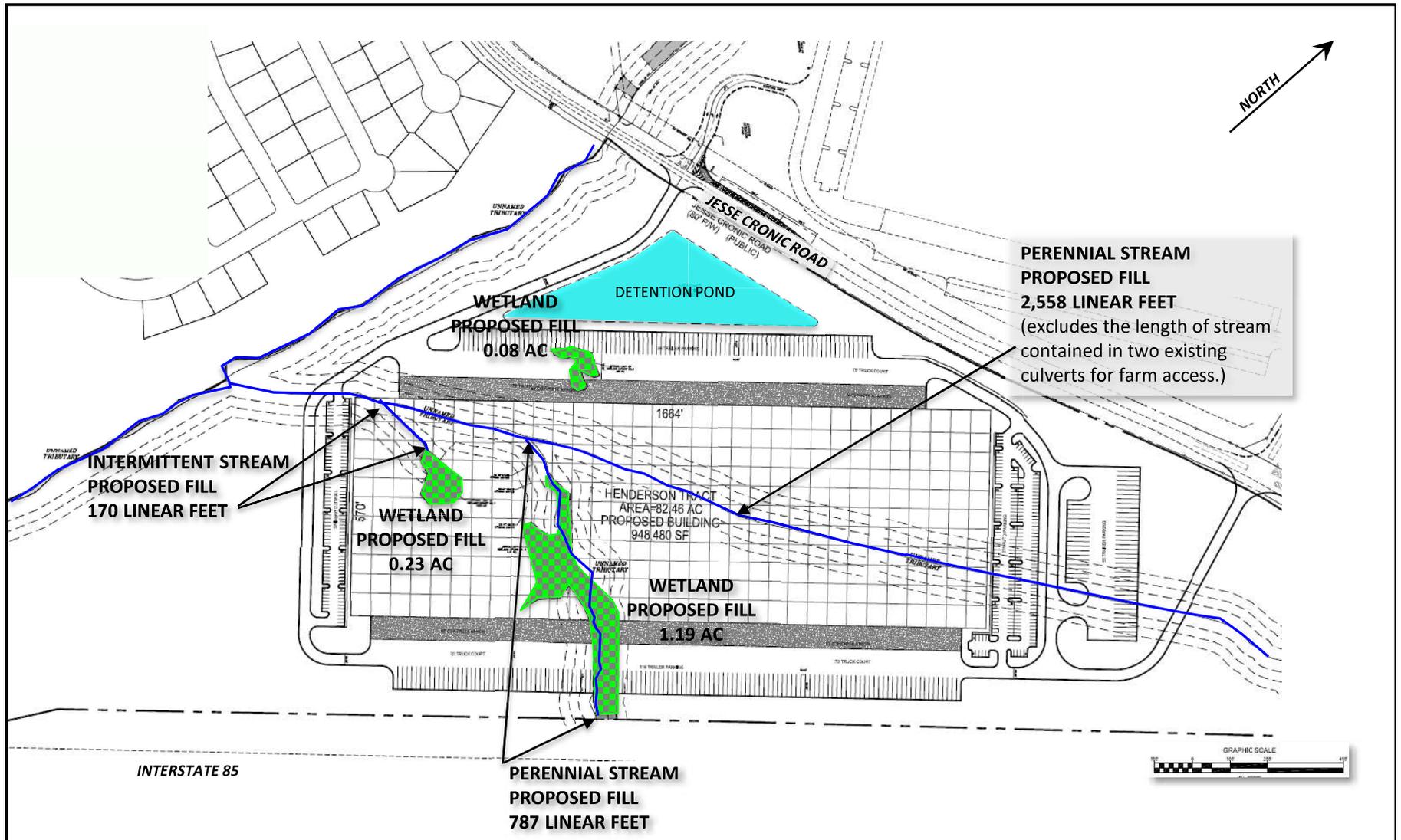
EXISTING CONDITIONS

APPLICANT:
DukeREALTY
 PEACHTREE CORNERS, GEORGIA

**INDIVIDUAL PERMIT APPLICATION
 PARK 85 – HENDERSON 82 SITE
 JACKSON COUNTY, GEORGIA**

EXHIBIT 6

PREPARED 9/7/17 BY:
NELSON ENVIRONMENTAL, INC.



ENGINEER: HAINES GIPSON AND ASSOCIATES, INC.

PROPOSED CONDITIONS - IMPACTS

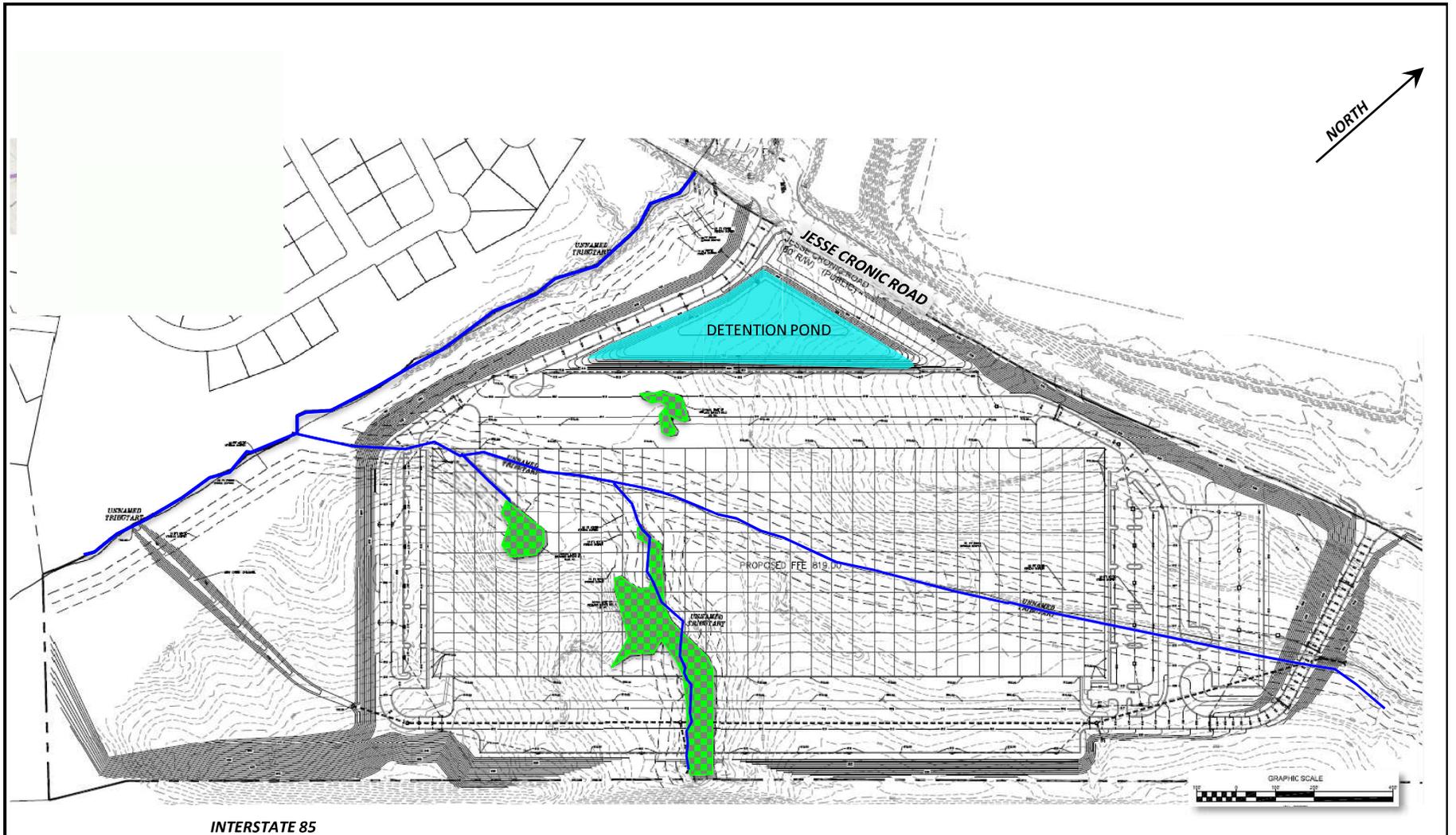
APPLICANT:



**INDIVIDUAL PERMIT APPLICATION
PARK 85 – HENDERSON 82 SITE
JACKSON COUNTY, GEORGIA**

EXHIBIT 7

PREPARED 9/7/17 BY:
NELSON ENVIRONMENTAL, INC.



ENGINEER: HAINES GIPSON AND ASSOCIATES, INC.

PROPOSED CONDITIONS – GRADING PLAN

APPLICANT:



**INDIVIDUAL PERMIT APPLICATION
 PARK 85 – HENDERSON 82 SITE
 JACKSON COUNTY, GEORGIA**

EXHIBIT 8

PREPARED 9/7/17 BY:
NELSON ENVIRONMENTAL, INC.